

**A. ADMINISTRATIVE SITE PLAN REPORT & DECISION**

<b>REPORT DATE:</b>	December 8, 2016
<b>Project Name:</b>	Copperwood ADUs
<b>Owner:</b>	Quadrant Homes; 15900 SE Eastgate Way, Bellevue, WA 98008
<b>Applicant/Contact:</b>	Razvan Mosu, Quadrant Homes; 15900 SE Eastgate Way, Bellevue, WA 98008
<b>File Number:</b>	LUA16-000717, CU-A
<b>Project Manager:</b>	Angelea Weihs, Assistant Planner
<b>Project Summary:</b>	The applicant submitted an application for a Conditional Use Permit for the construction of two new Accessory Dwelling Units (ADUs) on two lots (lot 45 and lot 37) within Copperwood Plat. The subject lots are located at 252 and 326 Graham Ave SE. Lot 45 is 5,946 square feet and lot 37 is 5,264 square feet. Both lots are within the Residential-4 Zone (R-4). New single family homes are proposed on both lots. Access to both ADUs would be provided via existing shared driveways abutting each lot. There are no critical areas on site.
<b>Project Location:</b>	326 & 252 Graham Ave SE
<b>Site Area:</b>	5,946 and 5,264 SF



Project Location Map

**B. EXHIBITS:**

- Exhibit 1: Administrative Report and Decision
- Exhibit 2: Site Plans and Landscape plans
- Exhibit 3: Elevations of ADUs and Primary Single Family Residences
- Exhibit 4: Neighborhood Detail/Plat Map
- Exhibit 5: Plan Review Comments

**C. GENERAL INFORMATION:**

- 1. **Owner(s) of Record:** Quadrant Homes  
15900 SE Eastgate Way  
Bellevue, WA 98008
- 2. **Zoning Classification:** Residential Low Density (RLD)
- 3. **Comprehensive Plan Land Use Designation:** Residential-4 (R-4)
- 4. **Existing Site Use:** Vacant/Single Family Residential
- 5. **Neighborhood Characteristics:**
  - a. **North:** Single Family Residential (R-4)
  - b. **East:** Single Family Residential (Clustered R-4)
  - c. **South:** Single Family Residential (Clustered R-4)
  - d. **West:** Single Family Residential (Clustered R-4)
- 6. **Site Area:** 5,946 and 5,264 SF

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	5693	09/09/1959
Copperwood LLA	LUA14-000730	N/A	10/10/2013
Copperwood Preliminary Plat	LUA14-000550	N/A	06/06/2011

**E. PUBLIC SERVICES:**

- 1. **Existing Utilities**
  - a. Water: The sites are located within the Water District 90 water service boundary.
  - b. Sewer: Sewer service is provided by the City of Renton. There is an 8-inch sewer main in Graham Ave SE.
  - c. Surface/Storm Water: There are storm drainage improvements in Graham Ave SE.

2. **Streets:** There are complete street improvements along the frontages of both sites.
3. **Fire Protection:** City of Renton Fire Authority.

#### **F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**

1. **Chapter 2 Land Use Districts**
  - a. Section 4-2-020: Purpose and Intent of Zoning Districts
  - b. Section 4-2-060: Zoning Use Table
  - c. Section 4-2-080: Conditions Associated with Zoning Use Tables
  - d. Section 4-2-110: Residential Development Standards
  - e. Section 4-2-115: Residential Design and Open Space Standards
2. **Chapter 4 Property Development Standards**
3. **Chapter 9 Permits – Specific**
  - a. Section 4-9-030: Conditional Use Permit
4. **Chapter 11 Definitions**

#### **G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

1. Land Use Element

#### **H. FINDINGS OF FACT (FOF):**

1. The applicant, Quadrant Homes, is requesting Administrative Conditional Use Permit Review for the construction of two new Accessory Dwelling Units (ADU's) on two existing lots (lot 45 and 37) of the Copperwood Plat, LUA14-000550.
2. The Planning Division of the City of Renton accepted the above master application for review on September 12, 2016 and determined the application complete on October 10, 2016
3. The two new ADUs are proposed within Copperwood Plat, which received Hearing Examiner approval on October 31, 2014. The plat was developed with small lot cluster to utilize R-8 development standards due to critical areas on site. The proposed ADUs are subject to the vested development standards associated with the Copperwood Plat, therefore all development regulations referenced below are from vested code from the vesting date of Copperwood Plat application.
4. The property is located within the Residential Low Density (RLD) Comprehensive Plan land use designation and the Residential-4 (R-4) zoning designation.
5. Lot 45 is located on the southeast corner of SE 2<sup>nd</sup> Pl and Graham Ave SE. Lot 37 is located northeast of Graham Ave SE and SE 3<sup>rd</sup> Pl.
6. The proposed accessory structures are identical, with each comprising of 508 square foot ADU above a 500 square foot 2-car garage.
7. Both lots 45 and 37 are proposed to access from two existing shared driveways that extend from Graham Ave SE. Access to lot 45 is proposed via the existing shared driveway to the south of the lot and access to lot 37 is proposed via the existing shared driveway to the north of the lot.
8. In addition to the new ADUs, two new single family residences are proposed on the lots under separate building permits.
9. There are no critical areas located on the two subject parcels.



10. The proposed structures would have a height of approximately 22-feet and 2-inches at the tallest point of the pitched roof.
11. The proposal is SEPA exempt.
12. No public or agency comments were received.
13. Based on the recorded CC&Rs for Copperwood Plat, it is unclear if ADUs fall within the approved structures and use restrictions. Staff recommends that the applicant revise the CC&Rs to allow for ADUs within the Plat.
14. **Comprehensive Plan Compliance:** Both lots are designated Residential Low Density (RLD) on the City's Comprehensive Plan Map. The purpose of the RLD designation is intended for lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	<b>Policy L-3:</b> Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	<b>Goal L-H:</b> Plan for high-quality residential growth that supports transit by providing urban densities, promotes efficient land utilization, promotes good health and physical activity, builds social connections, and creates stable neighborhoods by incorporating both built amenities and natural features.
✓	<b>Goal L-I:</b> Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> <li>• Development of new single-family neighborhoods on large tracts of land outside the City Center,</li> <li>• Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and</li> <li>• Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.</li> </ul>
✓	<b>Goal L-BB:</b> Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	<b>Goal L-FF:</b> Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.

15. **Zoning Development Standard Compliance:** The subject site is classified **Residential-4 du/ac (R-4)** on the City of Renton Zoning Map. The plat was developed with small lot cluster to utilize R-8 development standards due to critical areas on site. RMC 4-2-110A provides the R-4 and R-8 development standards, and RMC 4-2-110B provides development standards for ADUs within the R-4 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are complied with:

Compliance	R-4 Zone Develop Standards and Analysis
✓	<b>Accessory Dwelling Unit:</b> One ADU is allowed per lot and is limited to 800 square foot. <u>Staff Comment:</u> Only one Accessory Dwelling Unit per lot is proposed. Both ADUs are

	<p>less that the maximum 800 SF. RMC 4-2-080A.7 requires that the property owner file an affidavit affirming that the owner will occupy the principal dwelling or the ADU. Prior to the issuance of building permits; the owner shall record a notice on the property title. The notice shall bear the notarized signature of all property owners listed on the property title and include the legal description of the property, a copy of the approved site/floor plan, and the applicability of the restrictions regarding ADU's in RMC Title IV.</p>
✓	<p><b>Setbacks:</b> Per (vested) RMC 4-2-110B, the required setbacks for accessory structures in the R-4 zone are as follows: interior side yard is 5 feet, and the rear yard is Determined through administrative review, to be no less than 10 feet and no greater than 25 feet. Accessory structures are not permitted within required front yards or side yards along streets. ADUs must be 6 feet from any residential structure.</p> <p><u>Staff Comment:</u></p> <p>The proposed ADUs are presently located at the rear of each property. The proposal conforms to the development standards of the R-8 (R-4 small lot cluster) zone for accessory structures. The required front yard setback is 15 feet, and the ADUs are set back approximately 75 feet from the front property lines. The required side yard (interior) setback for accessory dwelling units is 5 feet and the required side yard along the street setback is 15 feet. Lot 45 is a corner lot. The proposed ADU on lot 45 is setback approximately 15 feet from the street and 20.8 feet from the south (interior side yard) property line (See exhibit 2). Lot 37 is an interior lot. The proposed ADU for lot 37 is setback 20 feet from the shared driveway on the north side yard and 8.4 feet from the south side yard property line. Rear yards for accessory dwelling units are determined through the administrative review process and are to be no less than 5 feet, and no greater than 20 feet. Both lots have a proposed rear yard setback of 5 feet. Therefore, the proposed ADUs conform to the R-8 setback requirements for Accessory Dwelling Units.</p>
✓	<p><b>Building Standards:</b> Per (vested) RMC 4-2-110A, primary residential building height is restricted to 30 feet from grade plane to the midpoint of the roof. Accessory dwelling units are also limited to 30 feet. The allowed building lot coverage for lots over 5,000 SF in size in the R-4 zone is 35 percent or 2,500 SF, whichever is greater. Per the recorded plat, the maximum permitted impervious surface for lot 45 is 3,865 SF and the maximum permitted impervious surface for lot 37 is 3,422 SF.</p> <p><u>Staff Comment:</u> The maximum height for ADUs in the R-8 and R-4 zone is 30 feet. The ADU structures are two stories with pitched roofs. Both are less than 23 feet in height at the highest point and are less than the primary structures. The ADU structures are less than the 30 feet permitted for an ADU in the R-4 (cluster) zone, and are compatible with the residential character of the surrounding neighborhood.</p> <p>The proposed impervious surface for lot 45 is approximately 3,265 SF and the proposed building coverage is 2,390 SF. The proposed impervious surface for lot 37 is approximately 3,240 SF and the proposed building coverage is also approximately 2,390 SF. Both lots comply with minimum building coverage and impervious surface regulations.</p>
✓	<p><b>Landscaping:</b> The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages.</p> <p><u>Staff Comment:</u> Both lots are consistent with the Copperwood Plat approved landscape plan, which includes 10-feet of onsite landscaping along all public street</p>

	frontages.
N/A	<b>Tree Retention:</b> The proposal is consistent with the approved Copperwood Plat tree retention plan.
✓	<p><b>Parking:</b> Each primary residence is required to accommodate off street parking for a minimum of two vehicles. Accessory Dwelling Units are required to provide off street parking for a minimum of one and a maximum of two vehicles.</p> <p><u>Staff Comment:</u> Sufficient area exist to accommodate off street parking for a minimum of three vehicles.</p>

16. **Conditional Use Permit:** The proposal requires a Conditional Use Permit in order to develop two Accessory Dwelling Units on lots 45 and 37. The following table contains project elements intended to comply with Conditional Use Permit decision criteria as related to the request to establish the use, as outlined in RMC 4-9-030.D:

Compliance	Conditional Use Permit Criteria and Analysis
✓	<p><b>a. Consistency with Plans and Regulations:</b> The proposed use shall be compatible with the general goals, objectives, policies and standards of the Comprehensive Plan, the zoning regulations and any other plans, programs, maps or ordinances of the City of Renton.</p> <p><u>Staff Comment:</u> See FOF 14, Comprehensive Plan Compliance, and FOF 15, Zoning Development Standard Compliance.</p>
✓	<p><b>b. Appropriate Location:</b> The proposed location shall not result in the detrimental overconcentration of a particular use within the City or within the immediate area of the proposed use. The proposed location shall be suited for the proposed use.</p> <p><u>Staff Comment:</u> The proposed ADUs are located on two 5,946 and 5,264 SF residential lots in the R-4 zone in association with proposed single-family residences. The proposed two-story ADU structures are located in the back yards of both lots. The proposed structures would have smaller footprints (528 square feet versus 1,862 square feet) than the proposed residences. The proposed ADU's would be surrounded by residential and would be compatible with the surrounding neighborhood. The Copperwood Plat is comprised of 47 lots of which only two are proposed to have ADU's. Therefore, the proposed location shall not result in the detrimental overconcentration of a particular use within the City or within the immediate area of the proposed use.</p>
✓	<p><b>c. Effect on Adjacent Properties:</b> The proposed use at the proposed location shall not result in substantial or undue adverse effects on adjacent property.</p> <p><u>Staff Comment:</u> The proposed project is compatible with the scale and character of the neighborhood. The surrounding neighborhood is made up of similar style detached single family homes also within cluster R-4 zone. The proposed ADU's would provide parking on-site and architecture compatible with the primary single family homes. Therefore, the proposed location would not result in substantial or undue adverse effects on adjacent property.</p>
✓	<p><b>d. Compatibility:</b> The proposed use shall be compatible with the scale and character of the neighborhood.</p>

	<p><u><b>Staff Comment:</b></u> The surrounding neighborhood is made up of similar style detached single family homes also within the R-4, cluster development, Zone. The ADUs are required to be consistent with the architectural character of the primary structures. Both ADUs are consistent with the siding materials, roof pitch (4:12), and architectural details of the primary residences. The proposed ADU on lot 45 shows an entry with faces a public street, SE 2<sup>nd</sup> Pl. A pedestrian connection from the ADU on lot 45 to the public street would further increase the compatibility with the surrounding neighborhood and other primary residences (See FOF 16, f., Traffic for more information regarding pedestrian connection). The proposed ADU on lot 37 faces a private street, with no public street frontage. Both ADUs serve as detached garages for the primary residences, which meets the intent of the residential design standards for garages. Therefore, the proposed use is anticipated to be compatible with the scale and character of the neighborhood.</p>
✓	<p><b>e. Parking:</b> Adequate parking is, or will be made, available.</p> <p><u><b>Staff Comment:</b></u> See Parking discussion under FOF 15, Parking.</p>
<b>Compliant if condition of approval is met</b>	<p><b>f. Traffic:</b> The use shall ensure safe movement for vehicles and pedestrians and shall mitigate potential effects on the surrounding area.</p> <p><u><b>Staff Comment:</b></u> Vehicular access to both ADUs would be provided via two existing shared driveways extending from Graham Ave SE. Access to lot 45 is proposed via the existing shared driveway to the south of the lot, and access to lot 37 is proposed via the existing shared driveway to the north of the lot. No change to traffic and circulation patterns of vehicles and pedestrians relating to the proposed ADUs and surrounding area are anticipated. The Copperwood community includes a two-way looped street that connects twice to SE 2<sup>nd</sup> Pl. The two lots have access to Graham Ave SE via shared driveways, for easy access to the development. Since Graham Ave SE is not a through street, traffic shall be minimal, created only by residents and visitors to the community. Sidewalks built within the community, including Graham Ave SE, will ensure safe pedestrian movement within the community and to the proposed ADUs. Lot 45 is a corner lot, with sidewalks on both street frontages. No pedestrian connection is proposed from the sidewalk to the ADU entrance. Staff recommends, as a condition of approval, that a minimum three foot (3') wide pathway be installed from SE 2<sup>nd</sup> Pl to the ADU entrance. A revised site plan and landscape plan showing the new pedestrian pathway shall be submitted with the building permit application.</p>
✓	<p><b>g. Noise, Light and Glare:</b> Potential noise, light and glare impacts from the proposed use shall be evaluated and mitigated.</p> <p><u><b>Staff Comment:</b></u> The proposed ADUs are not anticipated to result in any light, glare, or noise impacts other than those typically associated with residential use. The proposed ADUs are located within the Copperwood development, so any light or noise pollution would be absorbed by the rest of the development. It is not anticipated that the ADUs will produce noise volumes which would impact the surrounding neighborhood.</p>
✓	<p><b>h. Landscaping:</b> Landscaping shall be provided in all areas not occupied by buildings, paving, or critical areas. Additional landscaping may be required to buffer adjacent properties from potentially adverse effects of the proposed use.</p> <p><u><b>Staff Comment:</b></u> See Landscaping discussion under FOF 15, Landscaping.</p>

## 17. Availability and Impact on Public Services:



Compliance	Availability and Impact on Public Services Analysis
✓	<b>Police and Fire:</b> Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. For purposes of impact fee assessment, ADUs are considered as multi-family units. The 2016 Fire impact fees are applicable at \$495.10 per new dwelling unit. This fee is paid at time of building permit issuance.
✓	<b>Storm Water:</b> An adequate drainage system shall be provided for the proper drainage of all surface water.  <i>Staff Comment: The maximum impervious area for lot 37 is 3,422 SF, and the maximum impervious area for lot 45 is 3,865 SF. Stormwater improvements were constructed for the subject lots are a part of the Copperwood Plat. Effective January 2, 2017, the City of Renton will be adopting a new stormwater manual which will be based on the 2016 King County Surface Water Design Manual. All projects vested after January 2, 2017 will be subject to these new stormwater requirements. Please refer to RMC 4-1-045 for information regarding project vesting.</i>
✓	<b>Water:</b> A separate meter is required for the Accessory dwelling Unit. The development is subject to a water system development charge (SDC) fee. The SDC fee for water is based on the size of the new domestic water to serve the project. The current water fee for a single 1 inch meter install is \$3,245.00 per meter. Each dwelling shall have a separate meter.
✓	<b>Sanitary Sewer:</b> Sewer service is provided by City of Renton. The developer will need to show how they propose to serve the new dwelling units with a sanitary sewer service. ADUs are allowed to connect to the same side sewer as the existing dwelling. However detached ADUs will be require to pay a SDC fee for sewer connection. The development is subject to a wastewater system development charge (SDC) fee. The SDC fee for sewer is based on the size of the new domestic water to serve the project. The current sewer fee for a 1 inch meter install is \$2,242.00 per meter. Each lot shall have a separate meter.

#### I. CONCLUSIONS:

1. The subject site is located in the Residential Low Density (LD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 14.
2. The subject site is located in the Residential – 4 (R-4) zoning designation and complies with the vested cluster lot zoning and development standards established with this designation provided the applicant complies with the conditions of approval, see FOF 3 and 15.
3. The proposed project complies with the conditional use permit criteria as established by City Code provided all advisory notes and conditions are complied with, see FOF 16.
4. There are adequate public services and facilities to accommodate the proposed portable classrooms, see FOF 17.



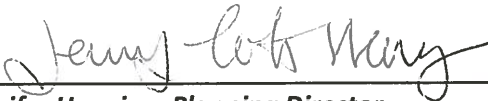
**J. DECISION:**

Staff recommends approval of the Copperwood ADU, File No. LUA16-000717, as depicted in Exhibit 2, subject to the following condition:

1. The applicant shall provide a minimum three foot (3') wide pedestrian path from SE 2<sup>nd</sup> PI to the front door (north elevation) of the proposed ADU on lot 45. A revised site and landscape plan shall be submitted, and approved by, the Current Planning Project Manager prior to building permit approval.

**DATE OF DECISION ON LAND USE ACTION:**

**SIGNATURE:**



**Jennifer Henning, Planning Director**

12/8/2016

**Date**

TRANSMITTED this 8<sup>th</sup> day of December, 2016, to the Owner/Applicant/Contact:

Owner:

Quadrant Homes  
15900 SE Eastgate Way,  
Bellevue, WA 98008

Applicant/Contact:

Razvan Mosu, Quadrant Homes;  
15900 SE Eastgate Way,  
Bellevue, WA 98008

TRANSMITTED this 8<sup>th</sup> day of December, 2016, to the following:

C.E. "Chip" Vincent, CED Administrator

Brianne Bannwarth, Development Engineering Manager

Lillian Watson, Property and Technical Services

Vanessa Dolbee, Current Planning Manager

Justin Johnson, Plan Review

Fire Marshal

**K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:**

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

**APPEAL:** This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on December 22, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

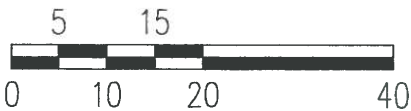
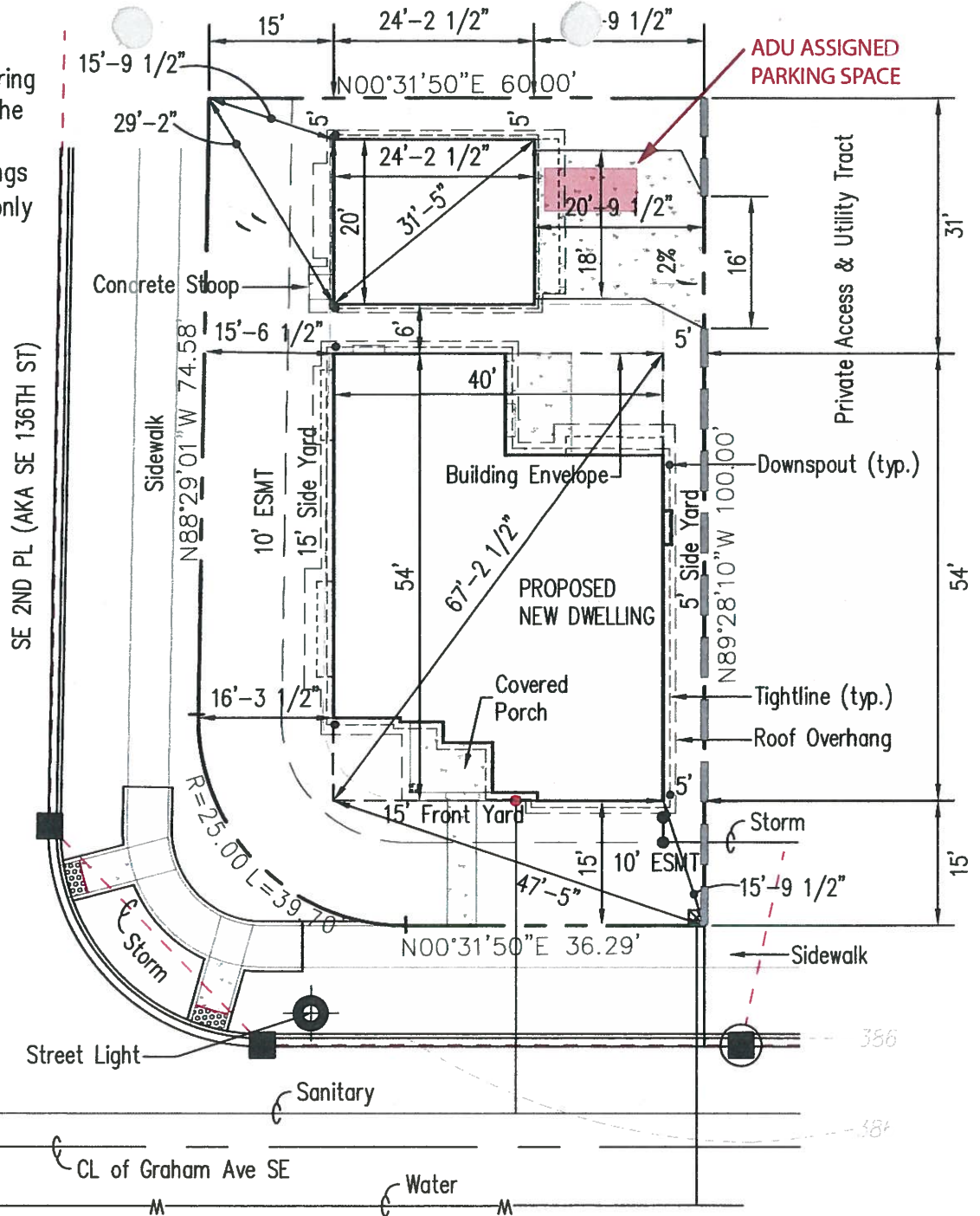
**EXPIRATION:** The conditional use permit decision will expire two (2) years from the date of decision. A single two (2) year extension may be requested pursuant to RMC 4-9-030.F.9.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

**THE APPEARANCE OF FAIRNESS DOCTRINE:** provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

NOTES:

1. The limits of clearing and grading are the lot lines.
2. No existing buildings or construction (only new construction).



Tax # 1750400450

252 Graham Ave SE

COPPERWOOD SITE PLAN

DATE: 7/20/16

**QUADRANT HOMES**

14725 SE 36TH STREET  
BELLEVUE, WA 98008

REVISIONS

**EXHIBIT 2**

Drawn by: TS TS JW

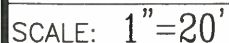
JOB #: 22070000

PLAN: H32A

LOT: 45

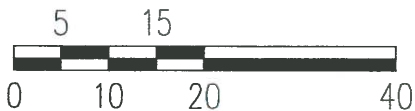
SCALE: 1"=20'





Tax # 1750400450

1. The limits of clearing and grading are the lot lines.
2. No existing buildings or construction (only new construction).

[illegible]

**LEGEND**

 Concrete

 Silt Fence



326 Graham Ave SE

# COPPERWOOD SITE PLAN

DATE: 7/20/16



14725 SE 36TH STREET  
BELLEVUE, WA 98006

REVISIONS:

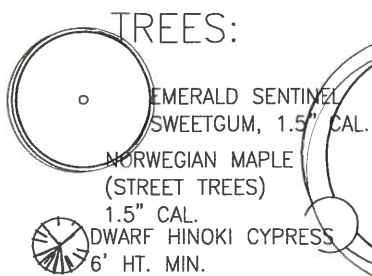
Drawn by: TS	TS	JW
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JOB #: 22070000

PLAN: H32A

LOT: 37

SCALE: 1"=20'



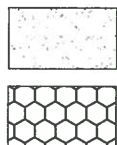
**SHRUBS:**

- UPRIGHT ARP ROSEMARY, 18" HT. MIN., 2 GAL. MIN.
- EDGING BOXWOOD 18"-21", 2 GAL. MIN.
- YELLOW DAYLILLY 2 GAL. MIN.
- ARCTIC FIRE RED-TWIG DOGWOOD 18" HT. MIN., 2 GAL. MIN.

**GROUNDCOVER:**

LAWN - 60/20/20 HYDROSEED LAWN MIXTURE; COUNTRY GREEN TURF FARMS OR EQUIVALENT

CREEPING TAIWAN BRAMBLE



Landscaping per Approved Landscape Planting Plan

1. PLANTING DETAILS: SEE APPROVED LANDSCAPE PLAN.
2. TOPSOIL TO CONSIST OF WINTER MIX.
3. 4" TOPSOIL FOR LANDSCAPE AREAS.
4. MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED, APPLY SUFFICIENT QUANTITY TO PROVIDE APPROX. 2" DEPTH.
5. LIMITS OF CLEARING AND GRADING ARE THE LOT LINES.



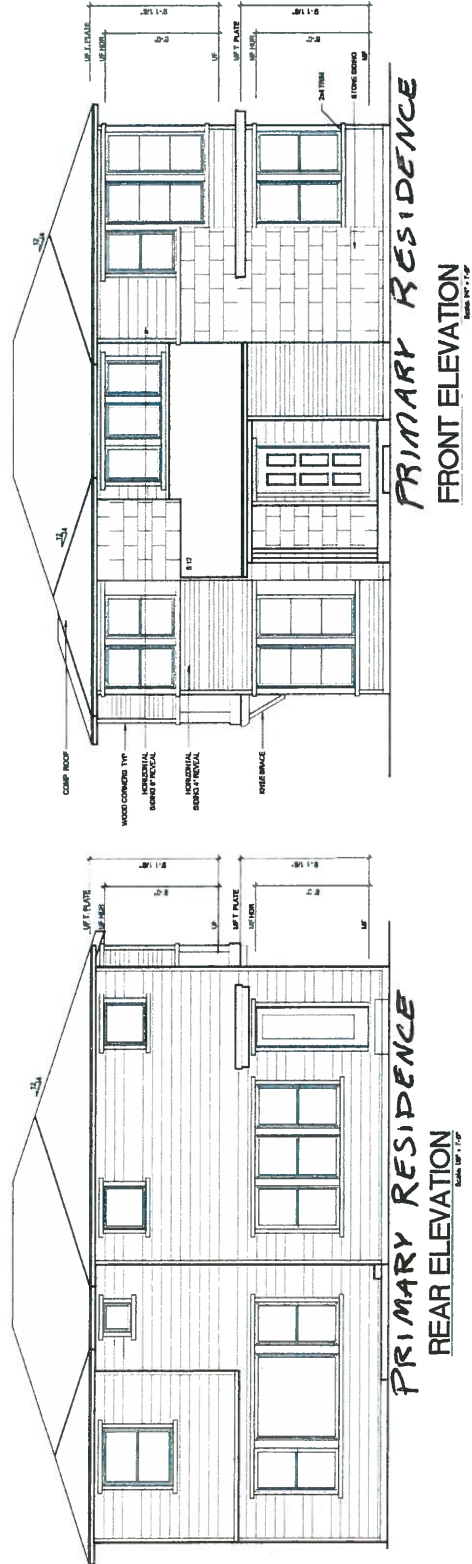
TREE DENSITY:  $(5264 \text{ sf}/5000) \times 2 = 2 \text{ req. trees}$

Tax # 1750400370

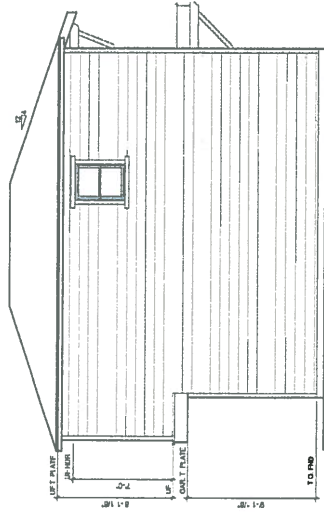
326 Graham Ave SE

<b>COPPERWOOD LANDSCAPE PLAN</b>				DATE: 7/20/16	
<b>QUADRANT HOMES</b>			14725 SE 36TH STREET BELLEVUE, WA 98006		
Drawn by: TS   TS   JW			REVISIONS:		
JOB #: 22070000		PLAN: H32A		LOT: 37	
SCALE: 1"=20'					

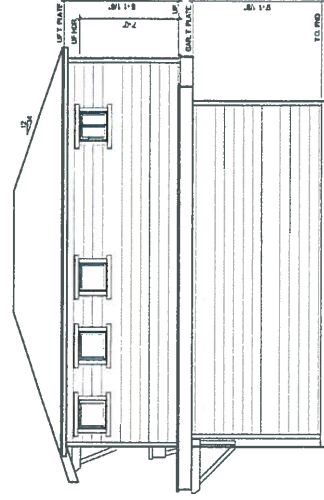




**COPPERWOOD PLAN H32A - EXT. ELEVATIONS**  
 SCALE: 1/4" = 1'-0"



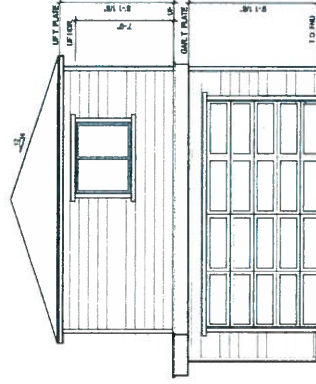
ADU GARAGE SIDE ELEV  
Scale: 1/4" = 1'-0"



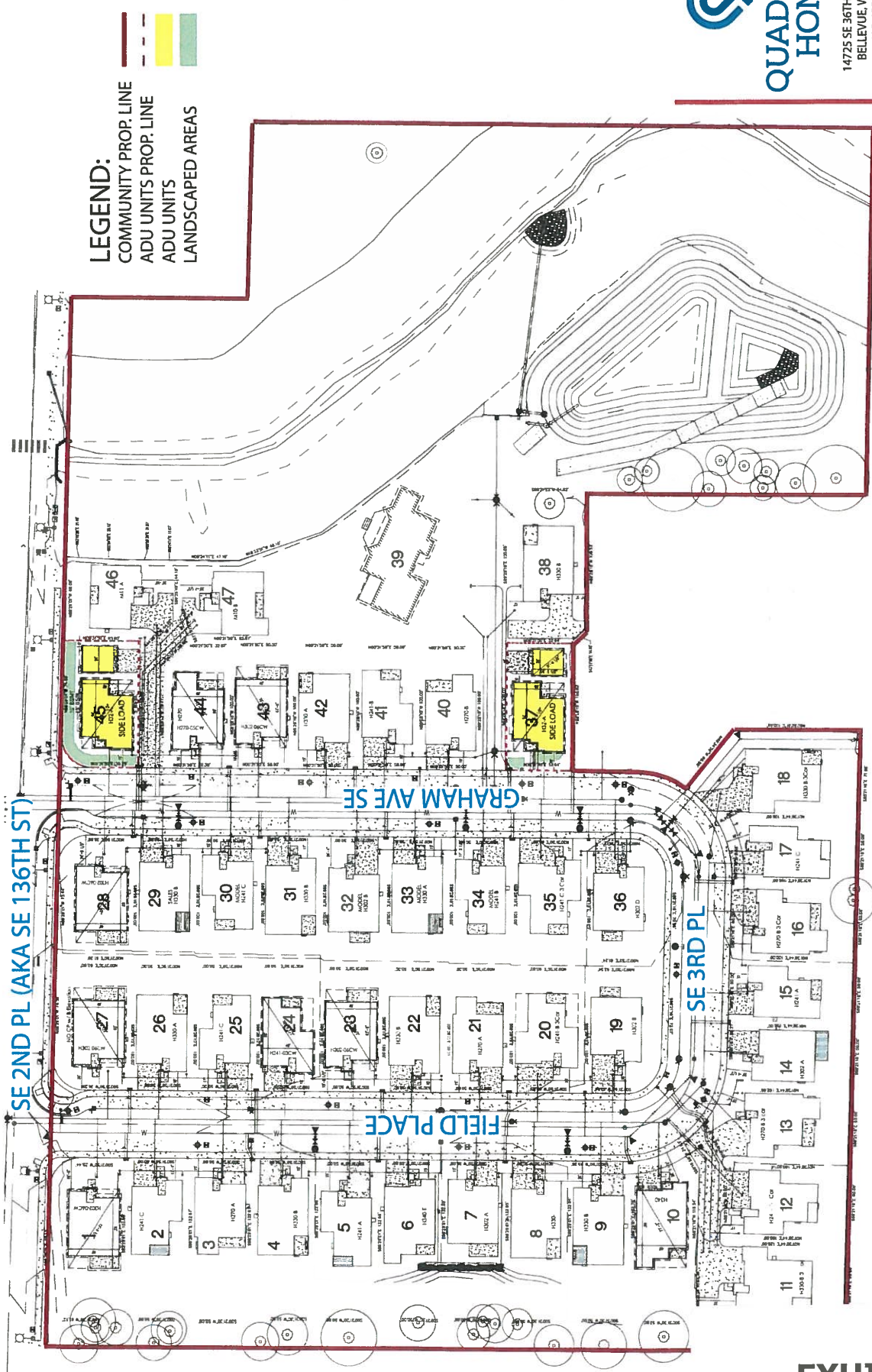
ADU GARAGE SIDE ELEV  
Scale: 1/4" = 1'-0"



PRIMARY RESIDENCE RIGHT SIDE  
ELEVATION



ADU REAR ELEVATION  
Scale: 1/4" = 1'-0"



**LEGEND:**  
 --- COMMUNITY PROP. LINE  
 --- ADU UNITS PROP. LINE  
 --- ADU UNITS  
 --- LANDSCAPED AREAS



# ADVISORY NOTES TO APPLICANT LUA16-000717



**Application Date:** September 12, 2016  
**Name:** Copperwood ADU LOTS 45 & 37

**Site Address:** 252 Graham Ave SE  
Renton, WA 98059-4960

## PLAN - Planning Review - Land Use

Version 1 |

### Engineering Review Comments

**Contact:** Justin Johnson | 425-430-7291 | jtjohnson@rentonwa.gov

Recommendations: DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT

### M E M O R A N D U M

**DATE:** October 26, 2016

**TO:** Angelea Weihs, Planner

**FROM:** Justin Johnson, Civil Engineer II, Plan Review

**SUBJECT:** Copperwood Accessory Dwelling Units  
326 and 252 Graham Ave SE  
LUA16 000717

**NOTE:** The applicant is cautioned that information contained in this summary is preliminary and non binding and may be subject to modification and/or concurrence by official City decision makers. Review comments may also need to be revised based on site planning and other design changes required by City staff or made by the applicant.

I have completed a preliminary review for the above referenced proposal located at parcel(s) 1750400370 and 1750400450. The following comments are based on the pre application submittal made to the City of Renton by the applicant.

#### WATER

1. A separate meter is required for the Accessory dwelling Unit
2. The development is subject to a water system development charge (SDC) fee. The SDC fee for water is based on the size of the new domestic water to serve the project. The current water fee for a single 1 inch meter install is \$3,245.00 per meter. Each dwelling shall have a separate meter.

#### SEWER

1. Sewer service is provided by City of Renton.
2. The developer will need to show how they propose to serve the new dwelling unit with a sanitary sewer service.
3. ADU units are allowed to connect to the same side sewer as the existing dwelling. However detached ADU will be require to pay a SDC fee for sewer connection.
4. The development is subject to a wastewater system development charge (SDC) fee. SDC fee for sewer is based on the size of the new domestic water to serve the project. The current sewer fee for a 1 inch meter install is \$2,242.00 per meter. Each lot shall have a separate meter.

#### SURFACE WATER

1. The maximum impervious area for lot 37 is 3,422SF and the maximum impervious area for lot 45 is 3,865 SF.
2. Effective January 2, 2017, the City of Renton will be adopting a new stormwater manual which will be based on the 2016 King County Surface Water Design Manual. All project vested after January 2, 2017 will be subject to these new stormwater requirements. Please refer to RMC 4 1 045 for information regarding project vesting.

#### TRANSPORTATION

1. Payment of the transportation impact fee is applicable on the construction of Accessory Dwelling Unit (ADU) at the time of application for the building permit. The current rate of transportation impact fee is \$1,923.83 per ADU. The transportation impact fee that is current at the time of building permit application will be levied, payable at building permit issue.

#### GENERAL COMMENTS

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.
2. When utility plans are complete, please submit four (4) copies of the drawings, two (2) copies of the drainage report, one (1) complete electronic submittal (drawings and drainage report), the permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.
3. All sewer stubs, water services and storm connections are required to be provided to each dwelling unit.
4. Fees quoted in this document reflect the fees applicable in the year 2016 only and will be assessed based on the fee that is current at the time of the permit application.
5. All utilities serving the site are required to be undergrounded.

**EXHIBIT 5**



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Police Plan Review Comments	Contact: Cyndie Parks   425-430-7521   cparks@rentonwa.gov
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Technical Services Comments	Contact: Amanda Askren   425-430-7369   aaskren@rentonwa.gov
Based on recorded CC&Rs for Copperwood, unclear if ADUs fall within approved structures and use restrictions. A marked up copy of the CC&Rs with areas that pertain to units, rentals and definitions included.	

Community Services Review Comments	Contact: Leslie Betlach   425-430-6619   LBetlach@rentonwa.gov
Recommendations: Parks Impact Fee per Ordinance 5670 applies.	